142.0	0006	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 820,300 / 820,300
					USE VALUE: 820,300 / 820,300
					ASSESSED: 820,300 / 820,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHNEIDER JASON &
Owner 2:	OLIVERI RACHEL
Owner 3:	
Street 1:	12 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AUMUELLER MARY E -
Owner 2:	-
Street 1:	12 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,625 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5625.000	345,800	3,500	471,000	820,300
Total Card	0.129	345,800	3,500	471,000	820,300
Total Parcel	0.129	345,800	3,500	471,000	820,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.03 | /Parcel: 471.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,900	3500	5,625.	471,000	820,400	820,400	Year End Roll	12/18/2019
2019	101	FV	265,800	3500	5,625.	441,600	710,900	710,900	Year End Roll	1/3/2019
2018	101	FV	217,200	3500	5,625.	365,000	585,700	585,700	Year End Roll	12/20/2017
2017	101	FV	217,200	3500	5,625.	335,600	556,300	556,300	Year End Roll	1/3/2017
2016	101	FV	217,200	3500	5,625.	306,200	526,900	526,900	Year End	1/4/2016
2015	101	FV	205,200	3500	5,625.	300,300	509,000	509,000	Year End Roll	12/11/2014
2014	101	FV	205,200	3500	5,625.	279,100	487,800	487,800	Year End Roll	12/16/2013
2013	101	FV	205,200	3500	5,625.	265,500	474,200	474,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUMUELLER MARY	65804-570		7/28/2015		650,000	No	No		
AUMUELLER ROBER	22885-275		2/3/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2020	1353	Add Bath	62,700	O				
3/8/2019	310	Solar Pa	24,275	C				
6/15/2016	807	Addition	189,000					stry add w/Kitch+m
8/24/2015	1168	Manual	7,000		8/24/2015			Construct 3 closet
10/12/2001	747	Re-Roof	1,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5625		Sq. Ft.	Site		0	80.	1.05	9									471,002						471,000	

Total AC/HA: 0.12913 | Total SF/SM: 5625 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 471,002 | Spl Credit | Total: 471,000

PRINT

Date	Time
12/11/20	01:14:56

LAST REV

Date	Time
11/30/20	14:28:33

danam

PAT ACCT. 11034

User Acct: 92063
GIS Ref:
GIS Ref:
Insp Date: 02/19/18

!11034!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25292850
Const Adj.:	0.98745072
Adj $ / SQ:	160.837
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424842
Depreciation:	79021
Depreciated Total:	345821

COMMENTS

WALK UP ATTIC / INSIDE OLD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

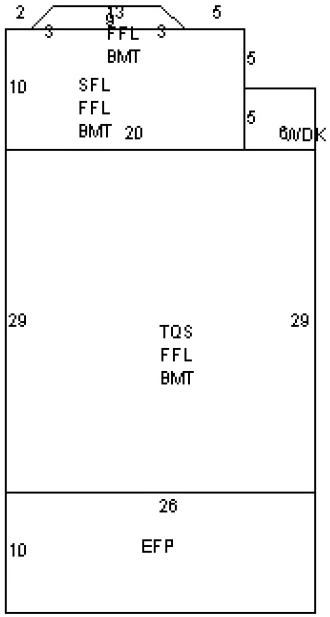
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.84
Special Features:	0	Val/Su Net:	114.96
Final Total:	345800	Val/Su SzAd	198.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	48.250	47,093
FFL	First Floor	976	160.840	156,977
TQS	3/4 Story	566	160.840	90,953
EFP	Enclos Porch	260	37.220	9,678
SFL	Second Floor	200	160.840	32,167
WDK	Deck	30	15.800	474

Net Sketched Area:	3,008	Total:	337,342
Size Ad	1741.5	Gross Are	3196	FinArea	1742
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1950	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc